

MINUTES OF MEETING: **Newton Historical Commission**

DATE: **January 27, 2011**

PLACE/TIME: **Newton City Hall – Room 202**

IN ATTENDANCE: **David Morton, Acting Chair** **Zack Blake, Member**
 Nancy Grissom, Member **William Roesner, Member**
 Donald Tellalian, Alternate **Brian Lever – Staff**
 See attendance sheet

Absent:
Donald Lang, Chair
Alfred Wojciechowski, Member
Rodney Barker, Member
Leonard Sherman, Alternate

The meeting was called to order with David Morton presiding as Acting Chair. Voting permanent members included Blake, Roesner, Morton, and Grissom. Alternate member Tellalian also voted. The meeting was called to order at 7:30 p.m.

1 36 Caldon Path Demolition Review, Full Demolition

Property owner Edward Royfman presented an application to demolish this building. Royfman stated that the property had contamination under the building due to a leaking underground oil tank. Staff provided background information on the property including its location in Oak Hill Park on the path system in an area of altered homes. Staff also stated that the building had its windows replaced and was covered in vinyl siding. Douglas George in attendance stated that the sills, siding, and the buildings fittings were rotting. Morton stated that the review of this building will be based upon its merit and context as is done elsewhere in the City. Blake motioned to find the building not preferably preserved.

At a scheduled meeting and public hearing on January 27, 2011 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the residence at 36 Caldon Path Not Preferably Preserved.

Voting in the Affirmative:
David Morton, Acting Chair
Nancy Grissom, Member
William Roesner, Member
Zack Blake, Member
Donald Tellalian, Alternate

2 29 Mill Street Demolition Review, Full Demolition

Jean Levesque and Mark Lewis representing Boston College presented an application to demolish the building. Levesque stated that the building was not in use and that the College did not have any use for the building and wished to demolish it and regrade the site with plantings. Staff provided background information on the property including it being an 1881 Victorian formerly part of the Colby Estate with Queen Anne and Stick architectural features. Levesque stated that the building had formerly been used for graduate student housing, but has been vacant for several years. Tellalian said that the building has a quiet

elegance and could be added onto or renovated. Levesque stated that the College did not wish to keep the building as there was not any proposed use for it. Blake asked if the College had any plans in the future to build on that location and Levesque said that the College had no intention to build on the site. Abutter Edward Goldstein at 30 Mill Street stated his support for the demolition of the building as it is in disrepair and represents a hazard. Goldstein presented letters from neighbors Melvin Foster, Richard Green, and Gary and Maryellen Pfeifer all in support of the demolition of the building. Roesner stated that neglect is not a good argument for demolishing a building. Lewis stated that Boston College has invested in repair and restoration of historic buildings elsewhere, but had no plan for this building. Blake suggested that since it appears that the building will be demolished regardless, that it should be documented to save historical and architectural information about the building. Blake motioned to find the building preferably preserved and Roesner seconded. Blake then motioned to waive the delay based on approved documentation and Roesner seconded.

At a scheduled meeting and public hearing on January 27, 2011 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the home at 29 Mill Street Preferably Preserved.

Voting in the Affirmative:

David Morton, Acting Chair
Nancy Grissom, Member
William Roesner, Member
Zack Blake, Member
Donald Tellalian, Alternate

FURTHER RESOLVED by vote of 5-0, to waive the demolition delay at 29 Mill Street based upon completed documentation of the property with an updated Massachusetts Historical Commission building inventory form to be approved by staff before demolition of the building occurs.

Voting in the Affirmative:

David Morton, Acting Chair
Nancy Grissom, Member
William Roesner, Member
Zack Blake, Member
Donald Tellalian, Alternate

3 41 Aspen Avenue Street Demolition Review, Full Demolition

Property owner Maria Rosen presented an application to demolish the building. Staff provided background information on the property including its location near the Auburndale local historic district and its existing alterations including vinyl siding, and additions. Staff also stated that the neighborhood consisted of a mix of homes from different time periods. Roesner stating that he was in favor of preserving the building and its alteration if needed. Tellalian stated that he felt that Dutch Colonials were quite common in Newton and that it did not appear that the neighborhood would suffer from the loss of the building. Grissom motioned to find the building not preferably preserved and Blake seconded.

At a scheduled meeting and public hearing on January 27, 2011 the Newton Historical Commission, by vote of 4-1,

RESOLVED to find the residence at 41 Aspen Avenue Not Preferably Preserved.

Voting in the Affirmative:

David Morton, Acting Chair

Voting in the Negative:

William Roesner, Member

Donald Tellalian, Alternate
Nancy Grissom, Member
Zack Blake, Member

4 91 Avalon Road Demolition Review, Waiver of Demolition Delay

Property owner Robert Murray presented an application for a waiver of the demolition delay based upon a design for a replacement building. Staff provided background information on the property including the Commission's determination in November 2010 as an example of Craftsman architecture. Grissom asked where the new building would sit on the lot in relation to the existing building? Murray said that the proposed building would be longer than existing as it would have an attached garage and would sit on roughly the same location, but project forward to where the current front porch ends as it is a larger building. Tellalian suggested pushing the attached garage back a few feet so that it is not co-planer with the rest of the building. Morton stated that a site plan was needed. Murray replied that he was in the process of getting a site survey and presented an alternative proposal for the Commission to review with a shed dormer instead of a gable end over the garage. The Commission reviewed and expressed support for the alternative design. Grissom motioned to waive the demolition delay based upon the presented design pending further review and Tellalian seconded.

At a scheduled meeting and public hearing on January 27, 2011 the Newton Historical Commission, by vote of 3-2,

RESOLVED to waive the delay on the residence at 91 Avalon Road with the following conditions: (1) that the alternative design with the shed dormer above the garage be used; (2) that wood shingles be used on the exterior and masonry for the chimney if proposed; and (3) that revised plans, a site plan and materials information be submitted for review and approval.

Voting in the Affirmative:
David Morton, Acting Chair
Donald Tellalian, Alternate
Nancy Grissom, Member

Voting in the Negative:
William Roesner, Member
Zack Blake, Member

Other Business

Minutes:

The Commission unanimously approved the December 2010 minutes.

Demolition Delay Discussion:

Staff and the Commission discussed the proposed changes to the Demolition Delay Ordinance currently under review of the Zoning and Planning Committee. Commission members suggested that letters in support of the proposed changes could be written to the Committee and that Commission members could elicit support of others in the community.

Meeting adjourned 9:30 p.m.

Recorded by Brian Lever, Commission Staff